



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 16, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the workshop and regular meetings on August 2, 2007.**
 - B. CONSIDERATION – Final Plat FP07-16 (Drawing)** **M. Zimmermann**
Proposed final plat of American Subdivision – Phase 2, being 6.12 acres of land adjoining the east side of North Texas Avenue, approximately 760 feet south from its intersection with State Highway 21 in Bryan, Brazos County, Texas.
 - C. CONSIDERATION – Master Plan MP06-08 (Drawing)** **M. Zimmermann**
Proposed master plan of Hudson at University Subdivision, being 44.59 acres of land out of Richard Carter Survey, A-8, adjoining the north side of University Drive East between State Highway 6 and Coppercrest Drive in Bryan, Brazos County, Texas.
- REQUEST FOR APPROVAL OF RESUBDIVISION (Commission has final approval; appeals may be directed to City Council.)**
- 5. PUBLIC HEARING/CONSIDERATION – Replat RP07-21 (Drawing)** **R. Haynes**
Proposed replat in Block 6 of Henderson Addition, being 0.3912 acres of land located at the south corner of San Jacinto Lane and Lucky Street in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

6. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-34](#)

R. Haynes

A request to change the zoning classification from a combination of Planned Development – Mixed District (PD-M) and Agricultural-Open District (A-O), to Retail District (C-2) on approximately 206 acres of land adjoining the northeast side of State Highway 47, southeast of its intersection with West Villa Maria Road in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)

7. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-27](#)

R. Haynes

A request for approval of a 6-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous construction of a porch addition setback 19 feet from the front property line of property at 816 Mitchell Street, occupying Lot 11 and parts of Lot 12 in Block 21 of the Mitchell-Lawrence-Cavitt Subdivision in Bryan, Brazos County, Texas.

8. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-32](#)

M. Zimmermann

A request for a variance from the minimum number of off-street parking spaces required for restaurants, to allow a proposed restaurant with 4,986 square feet of gross floor area to provide 53 instead of 62 off-street parking spaces on two tracts at the southwest and northwest corners of W. Martin Luther King Jr. Street and North Sims Avenue, being Lot 4R in Block 165 and the southern parts of Lots 4 and 5 in Block 166 of Bryan Original Townsite in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMIT (Commission has final approval; appeals may be directed to City Council.)

9. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-03](#)

L. Guindi

A request for a conditional use permit to allow an apartment complex in a Commercial District (C-3) on approximately 5.29 acres of land located near the intersection of East William Joel Bryan Parkway and East Villa Maria Road at the proposed future intersection of Broadmoor Drive and Nash Street in Bryan, Brazos County, Texas. ([Drawing](#))

10. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-10](#)

R. Haynes

A request for a conditional use permit to allow a mini storage facility in a Retail District (C-2) on 1.1 acres of land adjoining North Avenue between Holick Street and South Texas Avenue, being Lot 8R in Block 2 of Ramsey Place Subdivision in Bryan, Brazos County, Texas.

11. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-11](#)

R. Haynes

A request for a conditional use permit to allow a nightclub (bar) in a Retail District (C-2) on property located at 3601 East 29th Street, Suite 11, occupying part of Lot 10 in Block 2 of Greenfield Plaza Subdivision in Bryan, Brazos County, Texas.

12. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-12](#)

R. Haynes

A request for a conditional use permit to allow two manufactured homes on two individual lots of at least one acre in size on property in an Agricultural Open District (A-O), specifically on property at 2307 Tabor Road, being Lots 2 and 3 of Stanford Addition in Bryan, Brazos County, Texas.

13. COMMISSION CONCERNS

14. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.